



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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GENERAL

The following project is open for bidding by contractors possessing a Milwaukee Home Improvement Contractor License.

Please contact the owner for an appointment to inspect the property. Return bids to the owner.

Note that all activities disturbing lead (Pb) based surface coatings require State certified personnel and, as noted, a Milwaukee Health Department Lead Permit.

Project Address	2554 N TEUTONIA AV
Summary Of Work	GENERAL
Technical Specialist	Brian Pellett Phone: 414-286-5624

Bid packages are available from the owners:

Owner	Charlotte Tubbs
Home address	2554 N TEUTONIA AV
Phone	Home: 414-263-7256
Bid due date	Friday, September 26 th , 2014
Approximate starting date	October 2014
Approximate completion date	December 2014



SCOPE OF WORK		September 4, 2014 (Thurs)	
Charlotte Tubbs - 2554 N Teutonia Av (06-0649)			
<i>Rehab Specialist:</i> Brian Pellett @ 286-5624 <i>Loan Officer:</i> Ben Sanchez @ 286-5719			
First inspection date: 8/25/14		Prior version dates: 8/28/14	
Lindsay Heights TID			
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the "NIDC Addendum to Specifications," dated 8/23/07 & 5/13/08, are incorporated into this scope by reference. These items provide an outline of materials requirements & performance expectations. Updated copies can be obtained from NIDC @ 809 N Broadway-3rd Flr.			
Lead Related Work: Any task that a disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).			
And, if applicable: <input type="radio"/> YES <input checked="" type="radio"/> NO			
Any task that disturbs a previously painted surface requires Milwaukee Health Department notification (Pb-N). Window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department Permit (Pb-A).			
Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.			
1	EXTERIOR	Code	Cost Est
2	Replace hose bibb & repair shut-off valve.	PR	
3	Install aluminum trim around back door.	PR	
4	Replace concrete sidewalk from driveway to back door. Along back side of house. Install 32" wide walk with pad for carts.	PR	
5	Replace concrete sidewalk going out to back yard.	PR	
6	Replace damaged concrete parking slab.	PR	
7	Replace concrete slab @ front porch steps.	PR	
8	Seal between sidewalk & foundation on south side of house.	PR	
9	Trim out dead branches in two trees by driveway.	PR	
10	Replace screen on 2nd floor front window with metal screen.	PR	
11	Paint: foundation, security doors & porch columns.	PR	
12	Remove pine trees in front yard.	PR	
13	Plant trees.	PR	
14	Repair/secure front porch steps.	PR	
15	Till up front yard. Plant sod.	PR	
16			
17	INTERIOR		
18	Replace leaking laundry tub faucet & automatic washer connection (PERMIT).	PR	
19	Replace washers in kitchen faucet. Stop leaking.	PR	
20	Install mechanical fan & switch in bathroom (PERMIT).	PR	
21	Patch concrete floor in basement.	PR	
22			
23		18	TOTAL EST
24			
25		2	PERMITS
26			
27	Prepared by:	Date:	
28			
29			
30	Owner Approval:	Date:	